

HOUSE BILL REPORT

HB 2718

As Passed House:
February 8, 2006

Title: An act relating to manufactured home parks or manufactured housing communities.

Brief Description: Regulating manufactured home parks or manufactured housing communities.

Sponsors: By Representatives Morris, Holmquist, O'Brien, Miloscia and Schindler.

Brief History:

Committee Activity:

Housing: 1/26/06, 1/31/06 [DP].

Floor Activity:

Passed House: 2/8/06, 98-0.

Brief Summary of Bill

- Exempts homes sited within manufactured home parks and housing communities from the criteria considerations within the definition of designated manufactured home.

HOUSE COMMITTEE ON HOUSING

Majority Report: Do pass. Signed by 9 members: Representatives Miloscia, Chair; Springer, Vice Chair; Holmquist, Ranking Minority Member; Dunn, Assistant Ranking Minority Member; McCune, Ormsby, Pettigrew, Schindler and Sells.

Staff: Robyn Dupuis (786-7166).

Background:

In 2004, SB 6593 was enacted to prohibit cities, towns, code cities and counties from enacting any statutes or ordinances that have the effect of discriminating against consumer choice in the placement or use of a home that does not apply equally to all homes, including manufactured homes. The bill also outlined a number of criteria the local jurisdiction could impose on manufactured homes, including that they be new, be set on a permanent foundation, meet other local design standards, and meet the definition of a "designated manufactured home" as defined in RCW 35.63.160, which includes the following criteria:

- (a) constructed after June 15, 1976;
- (b) comprised of at least two fully enclosed panels;

- (c) has a composition, wood shake or shingle, coated metal or similar roof of at least 3:12 pitch; and
- (d) has exterior siding similar to site-built homes.

As written, this bill applies to mobile and manufactured homes throughout the local jurisdiction, both in traditional neighborhoods and within mobile home parks and manufactured communities.

Summary of Bill:

The definitions of "designated manufactured home," and "new manufactured home" do not apply to homes within a manufactured home park or manufactured housing community.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of session in which bill is passed.

Testimony For: This bill addresses unintended consequences of SB6593 (2004). Local governments are drafting ordinances and applying standards regarding age, size, and design of manufactured homes to homes within manufactured home parks and communities in addition to the outside general area. This was not the intent of the bill. Applying such standards within parks prevents the replacement of single-wide homes, for example, and requires some homes to have concrete skirting, specific roof pitches, and special siding when these requirements are not structurally appropriate for the home. Many parks cannot accept homes that need space, due to the prevalent park closures throughout the state, because of the local restrictions.

Testimony Against: None.

Persons Testifying: (In support) John Woodring, Attorney for Manufactured Housing Communities of Washington; Ken Spencer, Executive Director for Manufactured Housing Communities of Washington; and Debra Goethals, Mobile Home Communities of Washington and Multiple Park Owner.

Persons Signed In To Testify But Not Testifying: None.